HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: March 2016

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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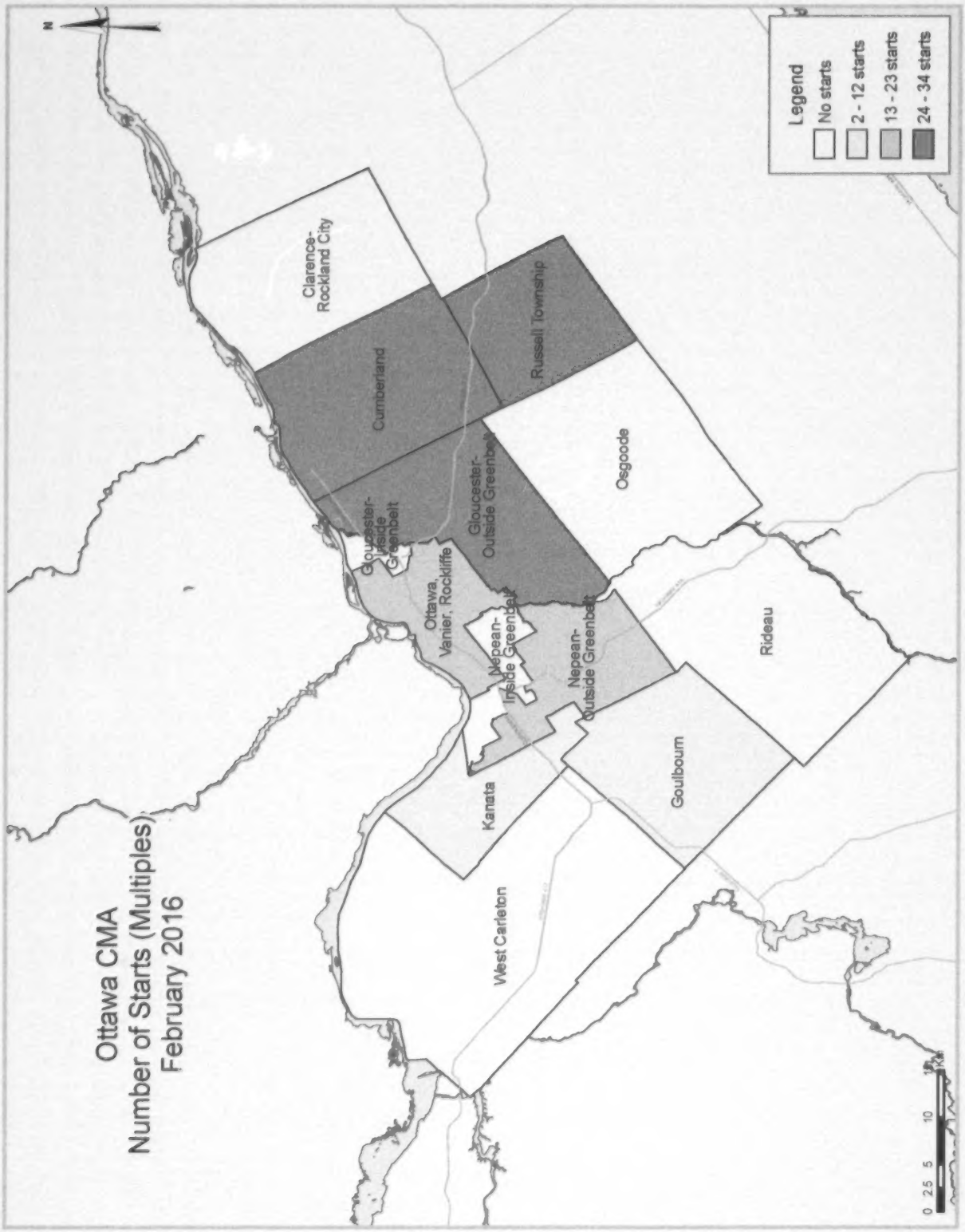
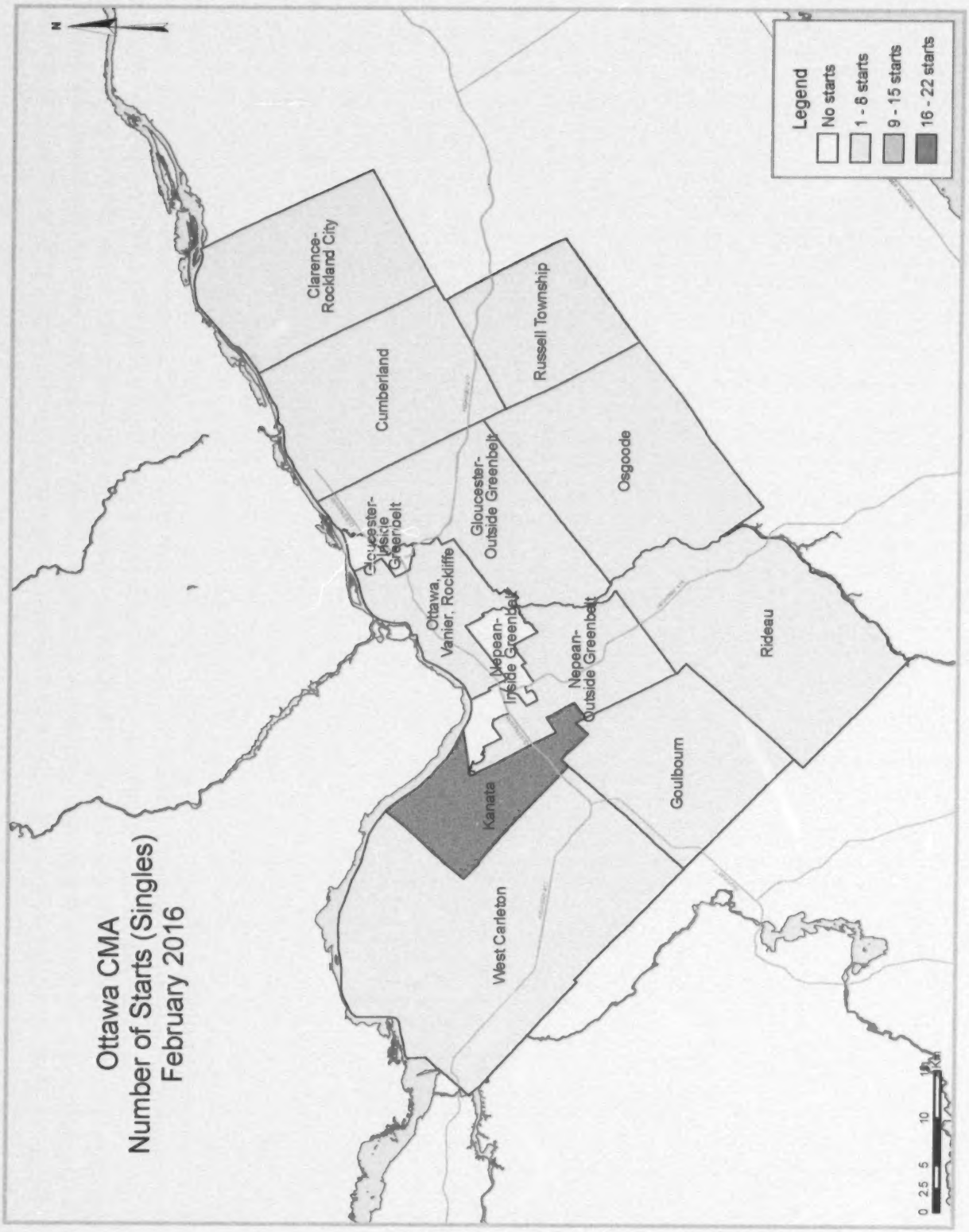
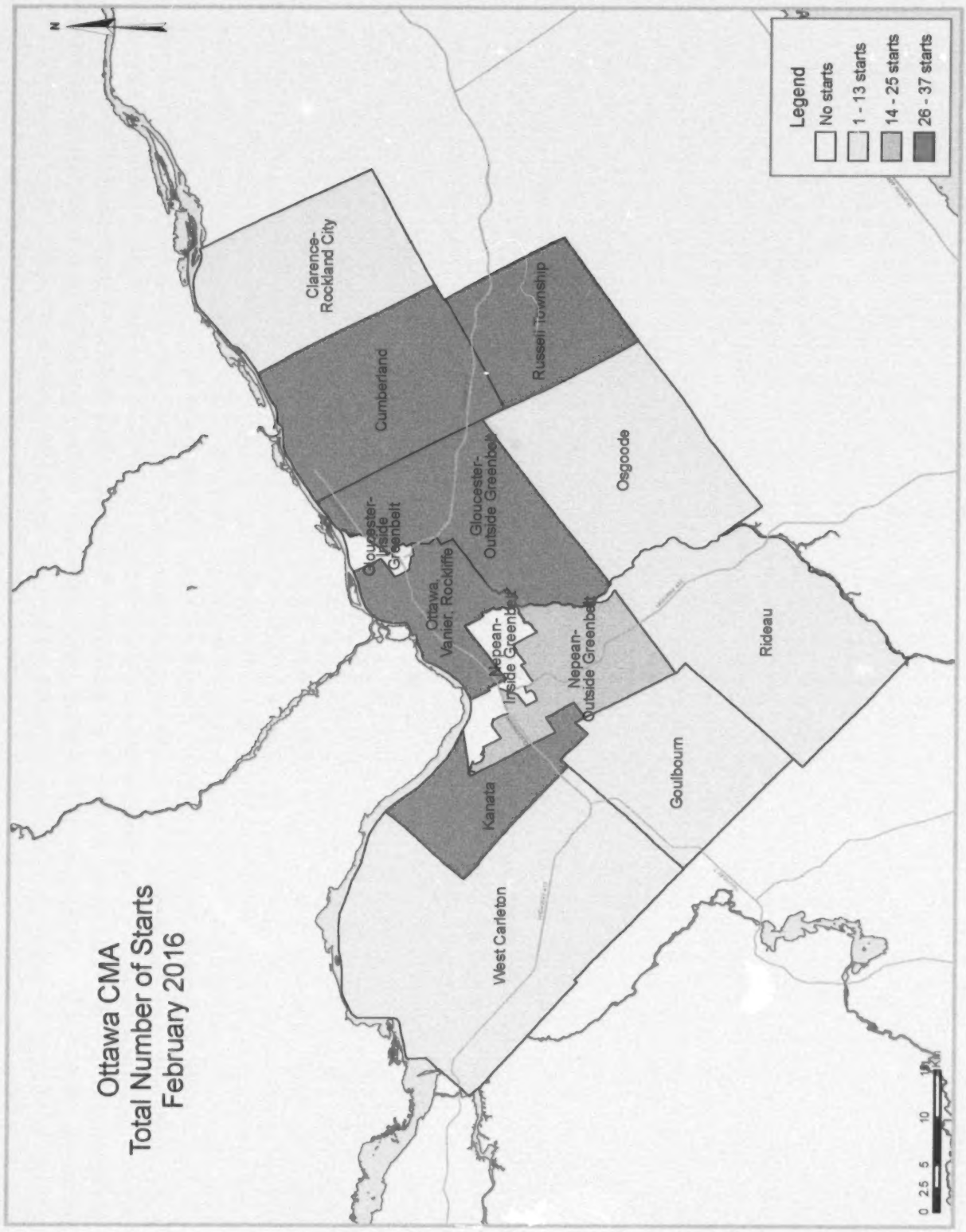
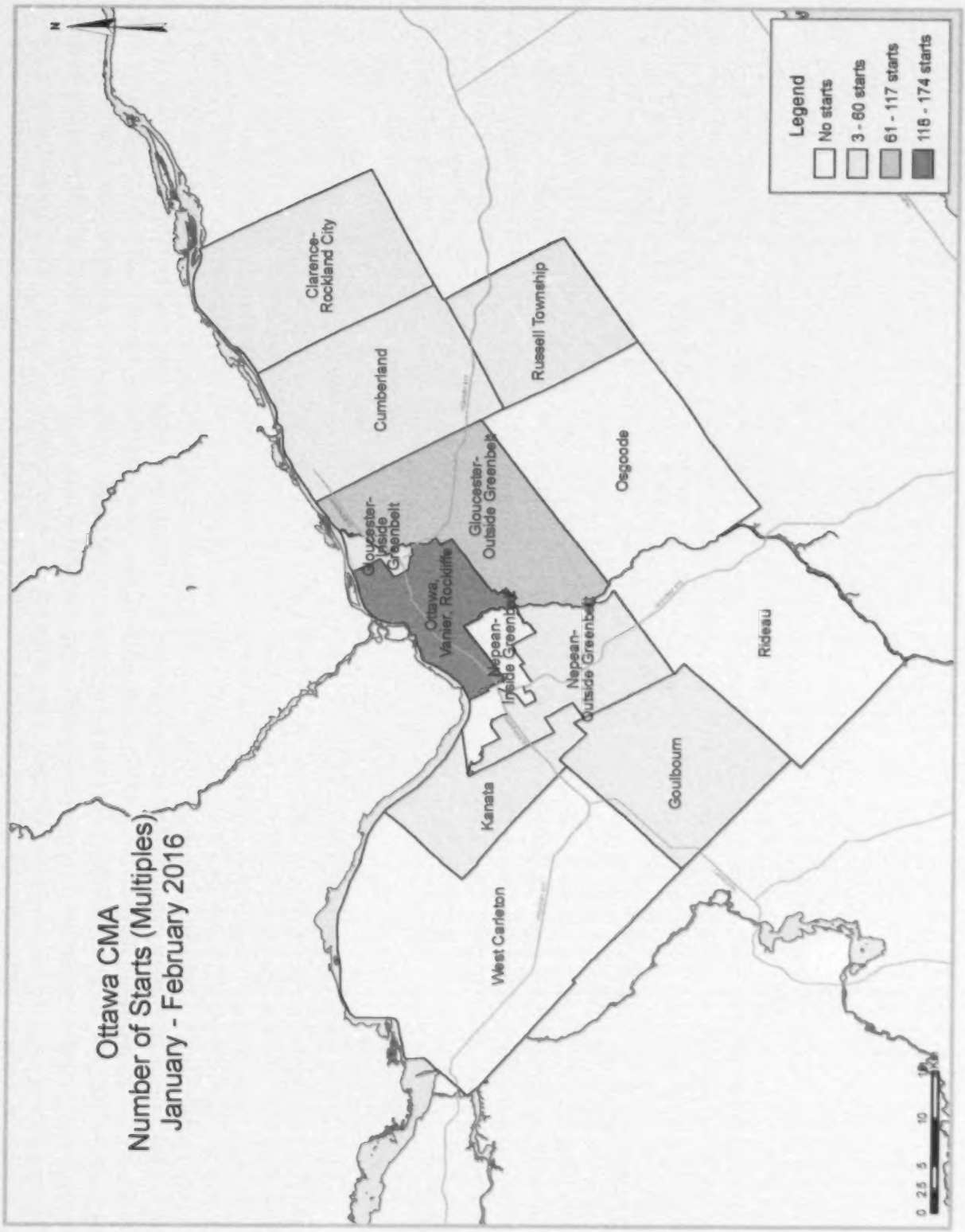
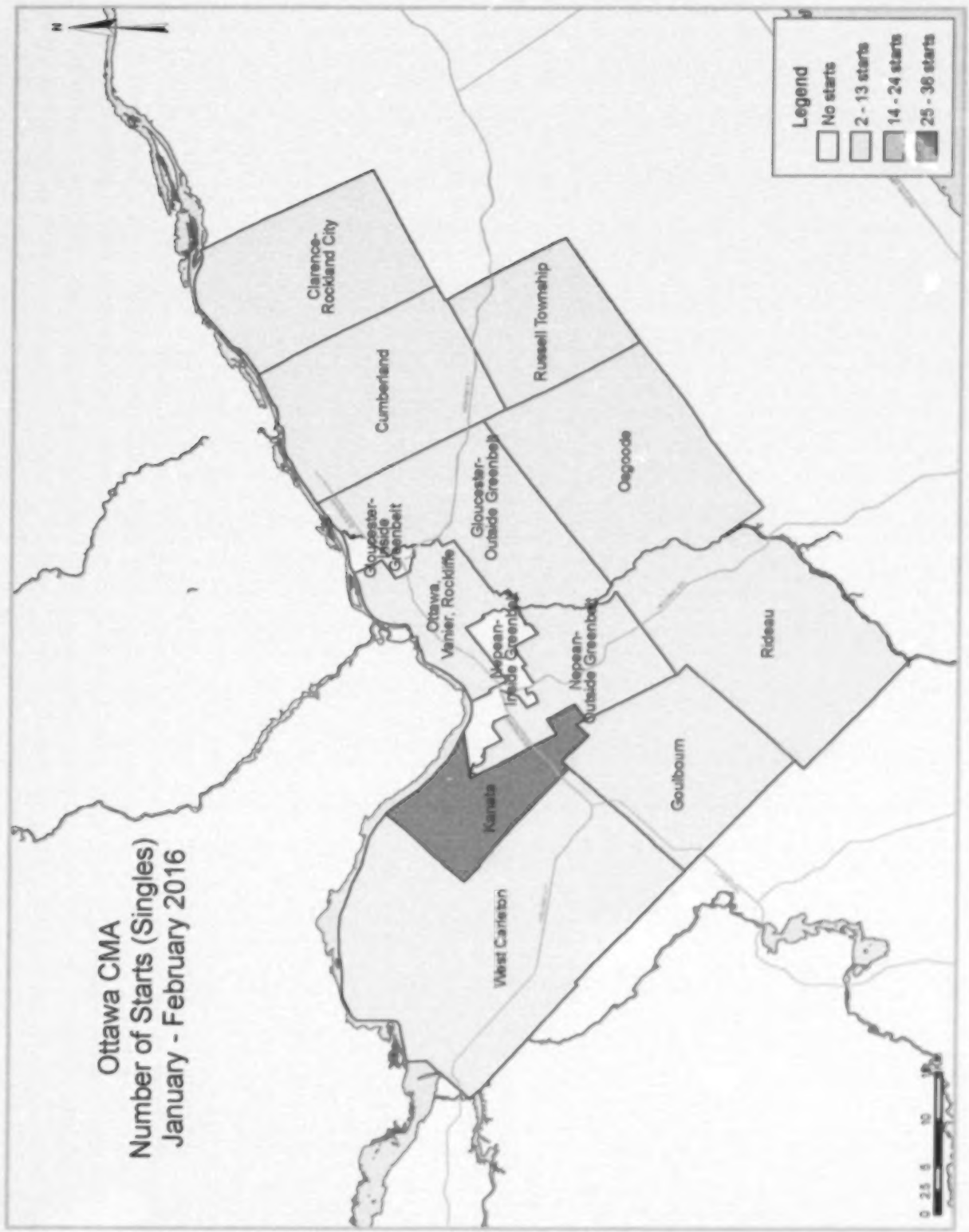
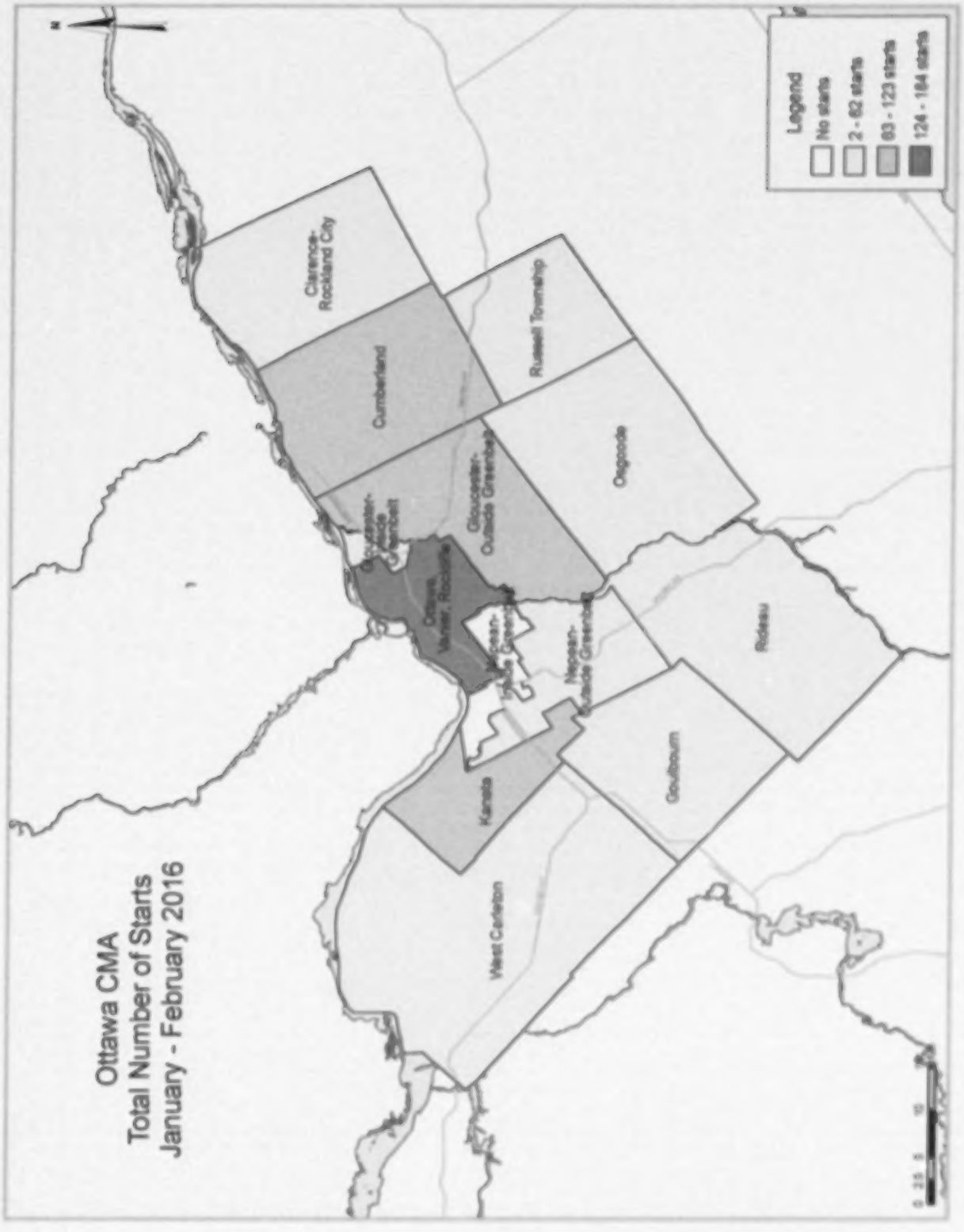

Ottawa CMA
Number of Starts (Multiples)
February 2016
Legend
No starts
2 - 12 starts
13 - 23 starts
24 - 34 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Number of Starts (Singles)
February 2016
Legend
No starts
1 - 8 starts
9 - 15 starts
16 - 22 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km


Ottawa CMA
Total Number of Starts
February 2016
Legend
No starts
1 - 13 starts
14 - 25 starts
26 - 37 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Number of Starts (Multiples)
January - February 2016
N
Legend
No starts
3 - 60 starts
61 - 117 starts
118 - 174 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Number of Starts (Singles)
January - February 2016
Legend
No starts
2 - 13 starts
14 - 24 starts
25 - 36 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Total Number of Starts
January - February 2016
Legend
No starts
2 - 62 starts
63 - 123 starts
124 - 184 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Orleans
Ottawa-Vanier, Rockcliffe
Rideau
Kanata
Goulbourn
West Carleton

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2016		
Ottawa CMA[1]	January 2016	February 2016
Trend[2]	9,366	9,254
SAAR	9,819	9,135
	February 2015	February 2016
Actual		
February - Single-Detached	501	541
February - Multiples	1,026	1,444
February - Total	1,527	1,985
January to February - Single-Detached	1,211	1,118
January to February - Multiples	2,249	4,213
January to February - Total	3,460	5,331

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
February 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Singles	Semis	Rows, Apts & Other	Singles	Rows and Semis	Apts. & Other	Singles, Semis, and Rows	Apts. & Other	
STARTS									
February 2016	34	10	91	0	0	25	4	6	170
February 2015	30	6	277	0	0	391	6	0	710
% Change	13.3	66.7	-67.1	n/a	n/a	-93.6	-33.3	n/a	-76.1
Year-to-date 2016	118	22	139	0	12	312	4	44	649
Year-to-date 2015	131	12	131	0	0	61	10	0	345
% Change	-9.9	83.3	6.1	n/a	n/a	411.5	-60.0	n/a	87.8
UNDER CONSTRUCTION									
February 2016	1,059	112	1,153	0	20	1,284	37	636	3,309
February 2015	836	126	1,310	0	4	2,209	30	489	4,227
% Change	26.7	-11.1	-12.0	n/a	400.0	-41.9	23.3	30.1	-21.7
COMPLETIONS									
February 2016	120	18	110	0	0	66	0	6	350
February 2015	101	8	70	0	0	66	3	0	228
% Change	18.8	125.0	57.1	n/a	n/a	0.0	-100.0	n/a	53.5
Year-to-date 2016	240	34	182	0	0	408	6	12	882
Year-to-date 2015	230	14	230	0	0	457	3	11	945
% Change	4.3	142.9	-20.9	n/a	n/a	-10.7	100.0	9.1	-6.7
COMPLETED & NOT ABSORBED									
February 2016	110	33	109	0	2	699	n/a	n/a	1,053
February 2015	67	23	89	0	3	921	n/a	n/a	1,103
% Change	64.2	43.5	22.5	n/a	-33.3	-24.0	n/a	n/a	-4.5
ABSORBED									
February 2016	120	9	109	0	0	57	n/a	n/a	295
February 2015	101	3	70	0	0	69	n/a	n/a	243
% Change	18.8	200.0	57.1	n/a	n/a	-17.4	n/a	n/a	21.4
Year-to-date 2016	229	14	179	0	0	324	n/a	n/a	746
Year-to-date 2015	248	10	210	0	0	453	n/a	n/a	921
% Change	-7.7	40.0	-14.8	n/a	n/a	-28.5	n/a	n/a	-19.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
CENTRAL									
Ottawa City									
February 2018	97	10	31	0	0	0	0	0	143
February 2017	97	0	27	0	0	16	0	0	153
Ottawa, Rural, Rockcliffe									
February 2018	3	0	0	0	0	0	0	0	36
February 2017	0	0	0	0	0	0	0	0	19
Region inside greenbelt									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Region outside greenbelt									
February 2018	0	0	19	0	0	0	0	0	19
February 2017	19	0	30	0	0	0	0	0	50
Gloucester inside greenbelt									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2018	0	0	31	0	0	0	0	0	31
February 2017	0	0	0	0	0	16	0	0	45
Kanata									
February 2018	20	0	10	0	0	0	0	0	30
February 2017	10	0	10	0	0	0	0	0	20
Cumberland									
February 2018	3	0	24	0	0	0	0	0	27
February 2017	3	0	31	0	0	0	0	0	33
Orléans									
February 2018	5	0	0	0	0	0	0	0	5
February 2017	0	0	0	0	0	0	0	0	0
Blue Carleton									
February 2018	3	0	0	0	0	0	0	0	3
February 2017	0	0	0	0	0	0	0	0	0
Rideau									
February 2018	1	0	0	0	0	0	0	0	1
February 2017	0	0	0	0	0	0	0	0	0
Osgoode									
February 2018	1	0	0	0	0	0	0	0	1
February 2017	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
February 2018	6	0	0	0	0	0	0	0	6
February 2017	3	0	0	0	0	0	0	0	3
Russell Township									
February 2018	1	0	0	0	0	20	0	0	21
February 2017	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2018	58	10	31	0	0	36	0	0	135
February 2017	30	0	27	0	0	16	0	0	73

Source: CMHC (Starts and Completions Survey, Rental Absorption Survey)

Table 1.2 Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi and Row	Apt. & Other	
CANADA MORTGAGE AND HOUSING CORPORATION									
Ottawa City									
February 2016	1,035	148	1,194	X	56	1,363	37	444	3,277
February 2015	954	128	1,407	X	X	1,172	56	497	3,143
Ottawa, Rural, North (W)									
February 2016	72	46	12	X	X	946	37	755	1,784
February 2015	60	50	28	X	X	1,344	28	497	1,956
Nepean north growth									
February 2016	2	X	X	X	X	46	X	X	67
February 2015	2	X	X	X	X	146	1	1	156
Nepean west growth									
February 2016	146	58	1,146	X	X	132	X	X	1,573
February 2015	126	58	662	X	X	90	X	32	1,041
Gloucester north growth									
February 2016	5	X	X	4	X	X	X	12	43
February 2015	X	X	X	X	X	12	X	X	32
Gloucester south growth									
February 2016	116	X	168	X	24	90	X	24	432
February 2015	127	X	164	X	X	146	X	X	1,158
Kanata									
February 2016	334	1	166	X	X	91	X	X	746
February 2015	347	X	197	X	X	90	X	424	1,997
Cumberland									
February 2016	60	X	172	X	X	78	X	X	316
February 2015	99	18	174	X	X	78	X	X	377
Gatineau									
February 2016	139	18	91	X	X	X	X	X	281
February 2015	58	X	X	X	X	X	5	8	98
Aylmer Gatineau									
February 2016	27	X	8	X	X	X	X	X	35
February 2015	10	5	121	X	X	X	1	X	146
Hull									
February 2016	11	X	X	X	X	X	X	X	11
February 2015	21	X	X	X	X	X	X	X	21
Buckingham									
February 2016	65	X	X	X	X	X	X	X	65
February 2015	50	3	X	X	X	X	X	X	73
Masson-Buckham City									
February 2016	32	X	X	X	X	X	X	30	65
February 2015	56	3	8	X	X	X	X	X	96
Russell Township									
February 2016	32	8	X	X	X	36	X	X	85
February 2015	14	3	X	X	X	91	X	X	132
Ottawa-Gatineau CMA (Ontario portion)									
February 2016	1,888	113	1,153	X	30	1,291	37	938	5,450
February 2015	958	134	1,910	X	X	1,599	36	985	5,577

Source: CMHC (Starts and Completions Survey, Rental Market Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
February 2016	112	12	110	0	0	44	0	6	284
February 2015	92	4	79	0	0	32	3	8	218
Ottawa, Vanier, Rockcliffe									
February 2016	5	6	10	0	0	8	0	6	35
February 2015	2	0	0	0	0	20	2	0	32
Nepean inside greenbelt									
February 2016	1	0	0	0	0	0	0	0	1
February 2015	5	0	0	0	0	0	0	0	5
Nepean outside greenbelt									
February 2016	24	4	10	0	0	0	0	0	38
February 2015	17	2	28	0	0	0	0	0	47
Gloucester inside greenbelt									
February 2016	1	0	0	0	0	0	0	0	1
February 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2016	12	2	28	0	0	36	0	0	78
February 2015	7	0	10	0	0	12	0	0	29
Kanata									
February 2016	33	0	62	0	0	0	0	0	95
February 2015	44	0	32	0	0	0	1	0	77
Cumberland									
February 2016	7	0	0	0	0	0	0	0	7
February 2015	0	0	0	0	0	0	0	0	0
Goulbourn									
February 2016	25	0	0	0	0	0	0	0	25
February 2015	2	0	0	0	0	0	0	0	2
West Carleton									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	4	2	9	0	0	0	0	0	15
Rideau									
February 2016	3	0	0	0	0	0	0	0	3
February 2015	3	0	0	0	0	0	0	0	3
Osgoode									
February 2016	1	0	0	0	0	0	0	0	1
February 2015	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	5	0	0	0	0	12	0	0	17
Russell Township									
February 2016	0	6	0	0	0	0	0	0	6
February 2015	4	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario portion)									
February 2016	120	18	110	0	0	44	0	6	298
February 2015	101	4	79	0	0	44	3	8	239

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
February 2016	90	20	155	0	2	694	n/a	n/a	961
February 2015	61	22	99	0	3	415	n/a	n/a	600
Ottawa, Vanier, Rockcliffe									
February 2016	3	3	2	0	2	561	n/a	n/a	571
February 2015	4	13	3	0	3	324	n/a	n/a	347
Nepean inside greenbelt									
February 2016	0	0	0	0	0	62	n/a	n/a	62
February 2015	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
February 2016	17	10	50	0	0	17	n/a	n/a	94
February 2015	12	5	36	0	0	20	n/a	n/a	73
Gloucester inside greenbelt									
February 2016	0	0	0	0	0	3	n/a	n/a	3
February 2015	0	0	0	0	0	9	n/a	n/a	9
Gloucester outside greenbelt									
February 2016	25	0	62	0	0	43	n/a	n/a	130
February 2015	11	0	29	0	0	18	n/a	n/a	58
Kanata									
February 2016	24	1	27	0	0	6	n/a	n/a	58
February 2015	24	1	18	0	0	0	n/a	n/a	43
Cumberland									
February 2016	7	0	10	0	0	0	n/a	n/a	17
February 2015	1	0	4	0	0	39	n/a	n/a	44
Goulbourn									
February 2016	14	3	4	0	0	2	n/a	n/a	23
February 2015	8	0	7	0	0	5	n/a	n/a	20
West Carleton									
February 2016	0	2	0	0	0	0	n/a	n/a	2
February 2015	0	2	2	0	0	0	n/a	n/a	4
Rideau									
February 2016	0	0	0	0	0	0	n/a	n/a	0
February 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
February 2016	0	1	0	0	0	0	n/a	n/a	1
February 2015	0	1	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
February 2016	7	0	0	0	0	0	n/a	n/a	7
February 2015	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
February 2016	13	13	4	0	0	5	n/a	n/a	35
February 2015	4	1	0	0	0	6	n/a	n/a	11
Ottawa-Gatineau CMA (Ontario portion)									
February 2016	110	33	159	0	2	699	n/a	n/a	1,003
February 2015	69	23	99	0	3	421	n/a	n/a	615

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
February 2016	116	9	109	0	0	37	n/a	n/a	271
February 2015	92	3	74	0	0	77	n/a	n/a	246
Ottawa, Vanier, Rockcliffe									
February 2016	5	6	10	0	0	4	n/a	n/a	25
February 2015	3	0	1	0	0	27	n/a	n/a	31
Nepean inside greenbelt									
February 2016	1	0	0	0	0	0	n/a	n/a	1
February 2015	4	0	0	0	0	0	n/a	n/a	4
Nepean outside greenbelt									
February 2016	24	3	14	0	0	2	n/a	n/a	43
February 2015	17	2	24	0	0	4	n/a	n/a	47
Gloucester inside greenbelt									
February 2016	1	0	0	0	0	0	n/a	n/a	1
February 2015	0	0	0	0	0	2	n/a	n/a	2
Gloucester outside greenbelt									
February 2016	16	0	28	0	0	30	n/a	n/a	74
February 2015	7	0	9	0	0	15	n/a	n/a	31
Kanata									
February 2016	32	0	55	0	0	0	n/a	n/a	87
February 2015	44	0	30	0	0	0	n/a	n/a	74
Cumberland									
February 2016	9	0	2	0	0	1	n/a	n/a	12
February 2015	0	0	0	0	0	29	n/a	n/a	29
Goulbourn									
February 2016	24	0	0	0	0	0	n/a	n/a	24
February 2015	2	0	1	0	0	0	n/a	n/a	3
West Carleton									
February 2016	0	0	0	0	0	0	n/a	n/a	0
February 2015	4	1	9	0	0	0	n/a	n/a	14
Rideau									
February 2016	3	0	0	0	0	0	n/a	n/a	3
February 2015	3	0	0	0	0	0	n/a	n/a	3
Osgoode									
February 2016	1	0	0	0	0	0	n/a	n/a	1
February 2015	8	0	0	0	0	0	n/a	n/a	8
Clarence-Rockland City									
February 2016	7	0	0	0	0	0	n/a	n/a	7
February 2015	5	0	0	0	0	12	n/a	n/a	17
Russell Township									
February 2016	2	0	0	0	0	0	n/a	n/a	2
February 2015	4	0	0	0	0	0	n/a	n/a	4
Ottawa-Gatineau CMA (Ontario portion)									
February 2016	125	9	109	0	0	37	n/a	n/a	280
February 2015	101	3	74	0	0	89	n/a	n/a	267

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Ottawa City	47	47	16	10	91	57	9	39	163	153	6.5
Ottawa, Vanier, Rockcliffe	3	6	14	8	0	0	9	0	26	14	85.7
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	5	14	0	2	14	20	0	0	19	36	-47.2
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	5	6	0	0	31	0	0	39	36	45	-20.0
Kanata	22	18	0	0	12	16	0	0	34	34	0.0
Cumberland	3	2	0	0	34	21	0	0	37	23	60.9
Goulbourn	5	0	2	0	0	0	0	0	7	0	n/a
West Carleton	2	0	0	0	0	0	0	0	2	0	n/a
Rideau	1	0	0	0	0	0	0	0	1	0	n/a
Osgoode	1	1	0	0	0	0	0	0	1	1	0.0
Clarence-Rockland City	6	3	0	0	0	0	0	0	6	3	100.0
Russell Township	1	0	0	0	0	0	28	0	29	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	54	50	16	10	91	57	37	39	198	156	26.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	108	111	28	20	138	121	228	51	502	303	65.7
Ottawa, Vanier, Rockcliffe	10	9	26	14	0	0	148	5	184	28	**
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	13	35	0	2	14	49	0	0	27	86	-68.6
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	13	21	0	4	58	5	12	46	83	76	9.2
Kanata	36	32	0	0	12	40	43	0	91	72	26.4
Cumberland	13	3	0	0	54	27	0	0	67	30	123.3
Goulbourn	10	2	2	0	0	0	3	0	15	2	**
West Carleton	2	1	0	0	0	0	0	0	2	1	100.0
Rideau	6	2	0	0	0	0	0	0	6	2	200.0
Osgoode	5	6	0	0	0	0	0	0	5	6	-16.7
Clarence-Rockland City	8	8	0	0	3	0	0	0	11	8	37.5
Russell Township	2	2	0	2	0	0	28	30	30	34	-11.8
Ottawa-Gatineau CMA (Ontario Portion)	118	121	28	22	141	121	256	81	543	345	57.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Ottawa City	91	57	0	0	0	39	9	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	0	9	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	14	20	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	31	0	0	0	0	39	0	0
Kanata	12	16	0	0	0	0	0	0
Cumberland	34	21	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	28	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	91	57	0	0	28	39	9	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	138	121	0	0	184	51	44	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	129	5	19	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	14	49	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	58	5	0	0	12	46	0	0
Kanata	12	40	0	0	43	0	0	0
Cumberland	54	27	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	3	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	0	0	0	0	0	0	0
Russell Township	0	0	0	0	28	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	141	121	0	0	212	81	44	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Ottawa City	148	110	0	39	15	4	163	153
Ottawa, Vanier, Rockcliffe	11	10	0	0	15	4	26	14
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	19	36	0	0	0	0	19	36
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	36	6	0	39	0	0	36	45
Kanata	34	34	0	0	0	0	34	34
Cumberland	37	23	0	0	0	0	37	23
Goulbourn	7	0	0	0	0	0	7	0
West Carleton	2	0	0	0	0	0	2	0
Rideau	1	0	0	0	0	0	1	0
Osgoode	1	1	0	0	0	0	1	1
Clarence-Rockland City	6	3	0	0	0	0	6	3
Russell Township	1	0	28	0	0	0	29	0
Ottawa-Gatineau CMA (Ontario Portion)	155	113	28	39	15	4	198	156

Table 2.5: Starts by Submarket and by Intended Market
January - February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	256	242	196	51	50	10	502	303
Ottawa, Vanier, Rockcliffe	30	17	129	5	25	6	184	28
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	27	86	0	0	0	0	27	86
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	59	26	24	46	0	4	83	76
Kanata	48	72	43	0	0	0	91	72
Cumberland	67	30	0	0	0	0	67	30
Goulbourn	12	2	0	0	3	0	15	2
West Carleton	2	1	0	0	0	0	2	1
Rideau	6	2	0	0	0	0	6	2
Osgoode	5	6	0	0	0	0	5	6
Clarence-Rockland City	11	8	0	0	0	0	11	8
Russell Township	2	4	28	30	0	0	30	34
Ottawa-Gatineau CMA (Ontario Portion)	269	254	224	81	50	10	543	345

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Ottawa City	112	92	12	7	110	79	50	40	284	218	30.3
Ottawa, Vanier, Rockcliffe	5	2	6	2	10	0	14	28	35	32	9.4
Nepean inside greenbelt	1	5	0	0	0	0	0	0	1	5	-80.0
Nepean outside greenbelt	24	17	4	2	10	28	0	0	38	47	-19.1
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	12	7	2	0	28	10	36	12	78	29	169.0
Kanata	33	44	0	1	62	32	0	0	95	77	23.4
Cumberland	7	0	0	0	0	0	0	0	7	0	n/a
Goulbourn	25	2	0	0	0	0	0	0	25	2	**
West Carleton	0	4	0	2	0	9	0	0	0	15	-100.0
Rideau	3	3	0	0	0	0	0	0	3	3	0.0
Osgoode	1	8	0	0	0	0	0	0	1	8	-87.5
Clarence-Rockland City	8	5	0	0	0	0	0	12	8	17	-52.9
Russell Township	0	4	6	0	0	0	0	0	6	4	50.0
Ottawa-Gatineau CMA (Ontario Portion)	120	101	18	7	110	79	50	52	298	239	24.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	316	210	20	21	182	233	421	484	939	948	-0.9
Ottawa, Vanier, Rockcliffe	18	11	10	10	10	25	385	472	423	518	-18.3
Nepean inside greenbelt	2	7	0	0	0	0	0	0	2	7	71.4
Nepean outside greenbelt	48	46	8	6	55	58	0	0	111	110	0.9
Gloucester inside greenbelt	1	2	0	0	0	0	0	0	1	2	-50.0
Gloucester outside greenbelt	61	22	2	0	42	14	36	12	141	48	193.8
Kanata	58	76	0	1	75	86	0	0	133	163	-18.4
Cumberland	47	11	0	0	0	0	0	0	47	11	**
Goulbourn	64	2	0	0	0	14	0	0	64	16	**
West Carleton	2	6	0	2	0	36	0	0	2	44	-95.5
Rideau	6	6	0	0	0	0	0	0	6	6	0.0
Osgoode	9	21	0	2	0	0	0	0	9	23	-60.9
Clarence-Rockland City	15	12	0	0	0	0	0	12	15	24	-37.5
Russell Township	11	13	8	0	0	0	0	12	19	25	-24.0
Ottawa-Gatineau CMA (Ontario Portion)	342	235	28	21	182	233	421	508	973	997	-2.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Ottawa City	110	79	0	0	44	32	6	8
Ottawa, Vanier, Rockcliffe	10	0	0	0	8	20	6	8
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	10	28	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	28	10	0	0	36	12	0	0
Kanata	62	32	0	0	0	0	0	0
Cumberland	0	0	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	9	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	12	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	110	79	0	0	44	44	6	8

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	182	233	0	0	409	473	12	11
Ottawa, Vanier, Rockcliffe	10	25	0	0	373	461	12	11
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	55	58	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	14	0	0	36	12	0	0
Kanata	75	86	0	0	0	0	0	0
Cumberland	0	0	0	0	0	0	0	0
Goulbourn	0	14	0	0	0	0	0	0
West Carleton	0	36	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	12	0	0
Russell Township	0	0	0	0	0	12	0	0
Ottawa-Gatineau CMA (Ontario Portion)	182	233	0	0	409	497	12	11

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Ottawa City	234	175	44	32	6	11	284	218
Ottawa, Vanier, Rockcliffe	21	2	8	20	6	10	35	32
Nepean inside greenbelt	1	5	0	0	0	0	1	5
Nepean outside greenbelt	38	47	0	0	0	0	38	47
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	42	17	36	12	0	0	78	29
Kanata	95	76	0	0	0	1	95	77
Cumberland	7	0	0	0	0	0	7	0
Goulbourn	25	2	0	0	0	0	25	2
West Carleton	0	15	0	0	0	0	0	15
Rideau	3	3	0	0	0	0	3	3
Osgoode	1	8	0	0	0	0	1	8
Clarence-Rockland City	8	5	0	12	0	0	8	17
Russell Township	6	4	0	0	0	0	6	4
Ottawa-Gatineau CMA (Ontario Portion)	248	184	44	44	6	11	298	239

Table 3.5: Completions by Submarket and by Intended Market
January - February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	514	459	409	473	16	16	939	948
Ottawa, Vanier, Rockcliffe	34	42	373	461	16	15	423	518
Nepean inside greenbelt	2	7	0	0	0	0	2	7
Nepean outside greenbelt	111	110	0	0	0	0	111	110
Gloucester inside greenbelt	1	2	0	0	0	0	1	2
Gloucester outside greenbelt	105	36	36	12	0	0	141	48
Kanata	133	162	0	0	0	1	133	163
Cumberland	47	11	0	0	0	0	47	11
Goulbourn	64	16	0	0	0	0	64	16
West Carleton	2	44	0	0	0	0	2	44
Rideau	6	6	0	0	0	0	6	6
Osgoode	9	23	0	0	0	0	9	23
Clarence-Rockland City	15	12	0	12	0	0	15	24
Russell Township	19	13	0	12	0	0	19	25
Ottawa-Gatineau CMA (Ontario Portion)	548	484	409	497	16	16	973	997

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
February 2016	1	1.1	53	57.0	28	30.1	6	6.5	5	5.4	93	-	-
February 2015	0	0.0	28	37.3	29	38.7	6	8.0	12	16.0	75	-	510,286
Year-to-date 2016	1	0.4	130	50.6	67	33.9	19	7.4	20	7.8	257	457,500	488,309
Year-to-date 2015	6	3.4	70	39.8	69	39.2	10	5.7	21	11.9	176	455,000	495,765
Ottawa, Vanier, Rockcliffe													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Nepean inside greenbelt													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Nepean outside greenbelt													
February 2016	0	0.0	9	40.9	9	40.9	2	9.1	2	9.1	22	-	-
February 2015	0	0.0	0	0.0	11	68.8	3	18.8	2	12.5	16	-	-
Year-to-date 2016	0	0.0	16	37.2	16	37.2	7	16.3	4	9.3	43	-	-
Year-to-date 2015	6	12.5	13	27.1	20	41.7	6	12.5	3	6.3	48	440,000	445,921
Gloucester inside greenbelt													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
February 2016	1	10.0	7	70.0	1	10.0	1	10.0	0	0.0	10	-	-
February 2015	0	0.0	1	14.3	6	85.7	0	0.0	0	0.0	7	-	-
Year-to-date 2016	1	2.1	31	64.6	9	18.8	4	8.3	3	6.3	48	-	468,570
Year-to-date 2015	0	0.0	3	13.6	19	86.4	0	0.0	0	0.0	22	-	503,725
Kanata													
February 2016	0	0.0	20	66.7	5	16.7	2	6.7	3	10.0	30	-	-
February 2015	0	0.0	25	59.5	11	26.2	2	4.8	4	9.5	42	-	-
Year-to-date 2016	0	0.0	33	56.9	13	22.4	5	8.6	7	12.1	58	-	-
Year-to-date 2015	0	0.0	42	56.8	24	32.4	2	2.7	6	8.1	74	-	-
Cumberland													
February 2016	0	0.0	4	50.0	4	50.0	0	0.0	0	0.0	8	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	27	61.4	17	38.6	0	0.0	0	0.0	44	-	-
Year-to-date 2015	0	0.0	7	63.6	3	27.3	1	9.1	0	0.0	11	-	473,733
Goulbourn													
February 2016	0	0.0	13	59.1	9	40.9	0	0.0	0	0.0	22	-	-
February 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	23	40.4	31	54.4	2	3.5	1	1.8	57	-	-
Year-to-date 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Range										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rideau													
February 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Osgoode													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	0.0	2	40.0	0	0.0	0	0.0	3	60.0	5	-	560,400
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	5	45.5	1	9.1	0	0.0	5	45.5	11	-	559,200
Clarence-Rockland City													
February 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
February 2015	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	-	504,000
Year-to-date 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2015	4	66.6	4	66.6	1	11.1	0	0.0	0	0.0	9	-	509,933
Russell Township													
February 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
February 2015	0	0.0	3	60.0	1	20.0	0	0.0	1	20.0	5	-	679,700
Year-to-date 2016	3	33.3	5	55.6	1	11.1	0	0.0	0	0.0	9	-	-
Year-to-date 2015	0	0.0	9	81.8	1	9.1	0	0.0	1	9.1	11	-	602,945
Ottawa-Gatineau CMA (Ontario portion)													
February 2016	3	3.1	55	57.3	28	29.2	6	6.3	5	5.2	96	497,000	497,714
February 2015	3	3.6	31	36.9	31	36.9	6	7.1	13	15.5	84	462,000	499,224
Year-to-date 2016	6	1.5	139	34.5	88	22.6	19	7.0	20	7.4	270	455,000	475,200
Year-to-date 2015	10	5.1	83	42.3	71	36.2	10	5.1	22	11.2	196	452,000	484,276

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2014

Submarket	Feb. 2014	Feb. 2013	% Change	YTD 2014	YTD 2013	% Change
Ottawa City	-	510,284	n/a	488,309	491,760	-0.7
Ottawa, Manor Park/Cliffs	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	-	660,821	n/a
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	-	-	n/a	468,270	503,705	-7.0
Kanata	-	-	n/a	-	-	n/a
Cumberland	-	-	n/a	-	470,759	n/a
Goulbourn	-	-	n/a	-	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	560,402	n/a	-	559,330	n/a
Clarence-Rockland City	-	324,500	n/a	-	359,025	n/a
Russell Township	-	479,700	n/a	-	402,995	n/a
Ottawa-Gatineau CMA (Ontario Portion)	407,514	499,334	-8.4	475,269	489,276	-2.9

Source: CMHC (Market Absorption Survey)

Table 1: MLS® Residential Activity for Ottawa-Gatineau (CMA) (Ontario Portion)
February 2016

		Number of Sales[1]	Y-o-Y[2] (%)	Sales ($)[1]	Number of New Listings[1]	New Listings ($)[1]	Months of New Listings ($)[1]	Average Price[1] ($)	Y-o-Y[2] (%)	Average Price[1] ($)
2015	January	602	9.6	1,231	1,941	1,709	46.3	345,477	8.6	339,638
	February	862	-5.5	1,727	1,756	1,713	41.3	335,709	1.4	343,393
	March	1,233	3.3	1,778	1,961	1,793	42.3	343,918	1.1	341,355
	April	1,397	11.1	1,234	1,851	1,745	44.7	351,760	3.3	346,794
	May	1,941	7.7	1,260	1,884	1,675	35.3	356,131	4.8	348,158
	June	1,755	1.6	1,149	1,918	1,686	35.8	353,676	5.0	377,999
	July	1,457	-0.3	1,237	1,913	1,671	36.3	349,718	5.1	379,609
	August	1,290	9.5	1,275	1,884	1,668	35.3	350,035	-2.1	348,494
	September	1,255	9.7	1,289	1,709	1,647	46.7	344,145	5.3	375,109
	October	1,175	5.5	1,261	1,727	1,653	51.4	338,956	8.3	361,676
	November	1,003	11.3	1,280	1,715	1,608	46.1	343,117	1.4	365,819
	December	708	9.8	1,275	998	1,758	46.3	339,777	2.9	373,366
2016	January	606	-6.1	1,214	1,869	1,293	47.6	356,976	3.4	367,842
	February	932	7.0	1,772	1,941	1,319	46.5	356,180	1.1	361,953
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	3,714	1.7		5,659			342,657	5.0	
	Q1 2016	1,538			3,810			356,180		
	YTD 2015	1,464	1.5		3,697			355,991	1.0	
	YTD 2016	1,538	5.0		3,810			356,180	5.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1] Source: CREA
[2] Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.6	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64		126.5	529	6.4	68.1	1,028
	February	561	3.14	4.64		126.8	535	6.6	68.9	1,048
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**Intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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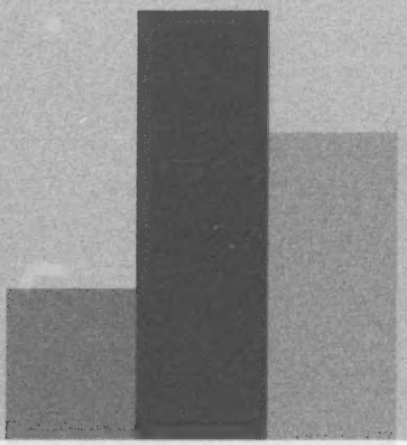

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